

WARRANTY DEED

029801

39-0-20

39-0-21

KNOW ALL MEN BY THESE PRESENTS,

That KENNEDY MEMORIAL REALTY PARTNERSHIP, a Maine general partnership with a place of business in the City of Waterville, County of Kennebec and State of Maine, whose mailing address is 174 Kennedy Memorial Drive, Waterville, Maine 04901, in consideration of one (\$1.00) dollar and other valuable consideration, paid by ROBERT C. G. HOTTENTOT and THEODORA HOTTENTOT, husband and wife, of Oakland, Maine, whose address is RFD 1 Box 3920, Oakland, Maine 04963, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said Robert C. G. Hottentot and Theodora Hottentot, as joint tenants and not as tenants in common, their heirs and assigns forever, certain parcels or lots of land, together with buildings thereon, situated in the City of Waterville, County and State aforesaid and described as follows:

A certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Being Lots 7 through 13 as delineated on Plan of Nelson Heights dated August 23, 1920 and recorded in the Kennebec County Registry of Deeds in Plan Book 7, Pages 34 and 35, to which Plan reference is made.

Meaning and intending to convey a parcel of land described as Lot #22 on City of Waterville Tax Map #39.

Being the same premises conveyed by John Gersbach and Mary Baldic Gersbach to Robert C. G. Hottentot by deed dated December 26, 1985, recorded in Kennebec County Registry of Deeds in Book 2900, Page 61.

Also conveying any and all right title and interest which the Grantor may have in and to that portion of Ridgewood Avenue adjacent to the above described premises.

Also conveying a certain lot or parcel of land, situated in said Waterville, and bounded and described as follows, to wit: Being Lots Numbered One (1) Two (2) and Three (3) on a Plan of Nelson Heights made by Ernest W. Branch, C.E. dated August 23, 1920 and recorded in Kennebec Registry of Deeds; Lots Numbered One (1) and Two (2) measuring thirty (30) feet by one hundred (100) feet each, and Lot Numbered Three (3) measuring forty (40) feet by one hundred (100) feet. This conveyance is made, however, on the express condition that no house or other buildings shall be erected on said lots to cost less than fifteen hundred (\$1,500) dollars, except that after said house and other buildings have been erected, such out buildings as may be desirable may then be constructed and the said grantor does not hold itself liable for the enforcement of said restrictions.

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Also Lots Numbered Four (4), Five (5) and Six (6) on a Plan of Nelson Heights, formerly the Nelson Farm in said Waterville, according to a plan made and drawn by Ernest W. Branch, C.E. August 23, 1920, and filed with the Kennebec Registry of Deeds, August 30, 1920. Said lots being bounded and described as follows: On the north by Lots One (1) and Two (2) and Three (3); on the east by Ridgewood Avenue; on the south by Lots numbered Seven (7), and on the west by land now or formerly of A.F. Hutchinson, the line being the boundary line of said plan of Nelson Heights as drawn by said Branch, C.E. Said grantees hereby covenant with the grantor not to build any huts or shanties on said premises but said grantor does not hold itself liable for the enforcement of the said covenants.

Excepting and reserving a strip of land taken by the State of Maine for the new highway in 1960, recorded in Kennebec Registry of Deeds in Book 1193, Page 469.

Being the same premises conveyed by Harold L. Albright to Robert C. G. Hottentot by deed dated December 31, 1985 recorded in Kennebec County Registry of Deeds in Book 2900, Page 63.

Also conveying any and all right, title and interest which the grantor may have in and to that portion of Ridgewood Avenue adjacent to the above described premises.

Being the same premises acquired by the Grantor herein from Robert C. G. Hottentot by Warranty Deed dated August 13, 1986, recorded in Kennebec County Registry of Deeds in Book 3004, Page 275.

Also conveying a certain lot or parcel of land situated in Waterville, and bounded and described as follows: Bounded northerly by the southerly line of Kennedy Memorial Drive; easterly by the centerline of Ridgewood Avenue as delineated on Plan of Nelson Heights dated August 23, 1920, and recorded in the Kennebec County Registry of Deeds in Plan Book 7, Pages 34 and 35; southerly by the easterly extension of the southerly line of land formerly of Mary Baldic Gersbach, now of Kennedy Memorial Realty Partnership; and westerly by the westerly line of said Ridgewood Avenue.

Reference is hereby made to deed from A. F. Hutchinson Land Co., Inc. to the City of Waterville dated October 1, 1951, recorded in Kennebec County Registry of Deeds in Book 936, Page 400.

Also, reference is hereby made to Order vacating a portion of Ridgewood Avenue adopted by Waterville City Council November 6, 1985 and recorded January 15, 1986 in said Registry of Deeds in Book 2903, Page 246.

Being the same premises conveyed to the Grantor by the City of Waterville by deed dated September 11, 1986, recorded in said Registry of Deeds in Book 3024, Page 240 and also in Book 3037, Page 194.

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Also conveying a certain lot or parcel of land, to wit, Lots Fourteen, Fifteen and Sixteen, 14-15-16, of land known as Nelson Heights in said Waterville, on a plan made by Ernest W. Branch, C. E. made August 23, 1920, and filed with the Kennebec Registry of Deeds August 30, 1920, more fully described as follows: Bounded on the north by Lot Thirteen (13), on the east by Ridgewood Avenue, on the south by Lot Seventeen (17) and on the west by land of A.F. Hutchinson. Said lots each contain three thousand square feet.

Also, another certain lot or parcel of land situated in said Waterville and bounded and described as follows, to wit:

Being Lots Seventeen (17) and Eighteen (18) on plan known as Nelson Heights made by Ernest W. Branch, C.E. August 23, 1920, and filed with the Kennebec Registry of Deeds August 30, 1920. Said lots being more fully described as follows: Bounded on the north by Lot Sixteen (16) on said plan, on the east by Ridgewood Avenue, on the south by Lot Nineteen (19) and on the west by land now or formerly of A.F. Hutchinson line being sixty (60) feet long and being parallel with the line on Ridgewood Avenue.

No huts or shanties to be erected by the Grantees or their assigns but said Grantor does not hold itself responsible for the enforcement of this restriction.

Also conveyed herewith is the interest of the Grantor, if any, in that portion of Ridgewood Avenue, so-called, as shown on the plan of Nelson Heights, that abuts the lots herein conveyed. Excepting and reserving, however, that portion of Ridgewood Avenue previously conveyed by Perley E. Doyon, Personal Representative of the Estate of Ernest J. Doyon, to Kris Vanhemert by deed recorded in the Kennebec County Registry of Deeds in Book 3348, Page 95. The covenants of warranty herein do not apply to any title in and to Ridgewood Avenue, so-called.

Being the same premises conveyed to the Grantor herein by Perley E. Doyon by deed dated June 17, 1988, recorded in said Registry of Deeds in Book 3375, Page 040.

Being the same premises conveyed to Perley E. Doyon by Deed of Distribution by Personal Representative from Perley E. Doyon, Personal Representative of the Estate of Ernest J. Doyon, by deed dated June 17, 1988.

This conveyance is subject to a mortgage from Kennedy Memorial Realty Partnership to Peoples Heritage Bank ~~of even dated here-~~ with. *March 24, 1990, to be recorded in Kennebec County Registry of Deeds.*

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Robert C. G. Hottentot and Theodora Hottentot, as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

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AND the said Grantor does hereby covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances, except the above-mentioned mortgage to Peoples Heritage Bank; that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

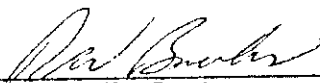
IN WITNESS WHEREOF, Kennedy Memorial Realty Partnership, a Maine general partnership, has caused this deed to be duly executed this 16th day of November, 1990.

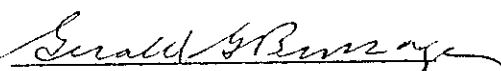
WITNESS:

KENNEDY MEMORIAL REALTY
PARTNERSHIP, a Maine general
partnership

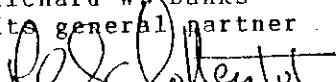


By:


Richard W. Banks
Its general partner



By:

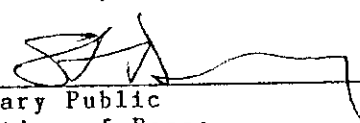

Robert C. G. Hottentot
Its general partner

STATE OF MAINE
COUNTY OF KENNEBEC

November 16, 1990

PERSONALLY APPEARED the above-named Richard W. Banks, a general partner of KENNEDY MEMORIAL REALTY PARTNERSHIP, a Maine general partnership, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said general partnership.

Before me,


Notary Public
Justice of Peace
Attorney at Law

Stephen F. Dubord
Notary Public Attorney At Law
My Commission Expires
September 4, 1994

SEAL

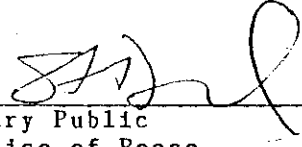
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STATE OF MAINE
COUNTY OF KENNEBEC

, 1990

PERSONALLY APPEARED the above-named Robert C.G. Hottentot, a general partner of KENNEDY MEMORIAL REALTY PARTNERSHIP, a Maine general partnership, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said general partnership.

Before me,



Notary Public
Justice of Peace
Attorney at Law

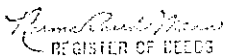


Stephen F. Dubord
Notary Public Attorney At Law
My Commission Expires
September 4, 1994

RECEIVED KENNEBEC SS.

1990 DEC 26 AM 9:00

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WITNESSES: 
REGISTER OF DEEDS